



# MATTAPAN DATA PROFILE

Department of Neighborhood Development  
Policy Development & Research Division

	<u><b>Mattapan</b></u>	<u><b>Boston</b></u>
<b>TOTAL POPULATION</b>		
(US Bureau of the Census)		
<b>2000</b>	<b>37,486</b>	<b>589,141</b>
1990	36,135	574,383
% Change 1990-2000	3.7%	2.6%
<b>LAND AREA (Sq. Miles)</b>	2.8	47.6
<b>DENSITY, Persons per Square Mile</b>		
2000	13,338	12,377
1990	12,905	12,067
<b>OPEN SPACE, 1999, Percent of Neighborhood Land Area</b>	16.7%	20.7%
<b>RACE &amp; ETHNICITY, 2000 Number and Percentages</b>		
(US Bureau of the Census)		
White	1,428 (4%)	291,561 (50%)
Black	29,018 (77%)	140,305 (24%)
Hispanic	4,716 (13%)	85,089 (14%)
Asian or Pacific Islander	347 (1%)	44,280 (8%)
Native American	113 (<1%)	1,517 (<1%)
Other	229 (1%)	8,215 (1%)
Multi-Racial	1,635 (4%)	18,174 (3%)
<b>TOP SIX LANGUAGES SPOKEN AT HOME, For Those 18 And Older, 2000 Number and Percentages (sorted by most prevalent within the neighborhood)</b>		
English	17,477 (72%)	322,119 (68%)
French and French Creole <sup>1</sup>	4,031 (16%)	21,111 (5%)
Spanish	2,035 (8%)	57,005 (12%)
African Languages	356 (2%)	3,370 (<1%)
Portuguese and Portuguese Creole <sup>2</sup>	140 (<1%)	10,045 (2%)
Vietnamese	104 (<1%)	7,825 (2%)
<b>AGE, 2000 Number and Percentages</b>		
(US Bureau of the Census)		
Under 18	12,239 (33%)	116,559 (20%)
18-64	22,568 (60%)	411,246 (70%)
65+	2,679 (7%)	61,336 (10%)

<sup>1</sup> French & French Creole includes a number of dialects and French related language groups, including those with backgrounds in a number of countries, most notably Haiti, France and Canada.

<sup>2</sup> Portuguese & Portuguese Creole includes a number of dialects and Portuguese related language groups, including those with backgrounds in a number of countries, most notably Portugal, Brazil, and Cape Verde.

## MATTAPAN DATA PROFILE (Continued)

	<u>Mattapan</u>	<u>Boston</u>
<b>MEDIAN HOUSEHOLD INCOME, 1999</b> (US Bureau of the Census)	\$32,749	\$39,629
<b>POVERTY, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Poverty Universe)	8,296 (22.3%)	109,128 (19.5%)
<b>LOW/MODERATE INCOME PERSONS, 1999, Number &amp; Percentages</b> (US Bureau of the Census, HUD Adjusted Low/Mod Universe)	24,811 (66.8%)	311, 414 (56.2%)
<b>HOUSEHOLDS &amp; TENURE, 2000</b> (US Bureau of the Census)		
Occupied Housing Units	12,478	239,528
Percentage Owner-Occupants	35.2%	30.7%
<b>HOUSING COSTS, 1999</b> (US Bureau of the Census, specified renter households)		
Renters Paying More than 35% of Household Income Towards Rent	36.1%	32.1%

### RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

<u>Year</u>	<u>Mattapan</u> <u>Sales</u>	<u>Mattapan</u> <u>Median Price</u>	<u>Boston</u> <u>Sales</u>	<u>Boston</u> <u>Median</u> <u>Price</u>
2003	206	\$315,000	7,195	\$340,000
2002	219	\$250,000	7,878	\$315,000
2001	183	\$210,000	6,550	\$267,750
2000	212	\$180,000	7,687	\$235,000
1999	237	\$149,900	8,298	\$184,000

### RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, greater than \$25,000)

2003	4 (1.9%)	22 (0.3%)
2002	7 (3.2%)	42 (0.5%)
2001	1 (0.5%)	32 (0.4%)
2000	6 (2.8%)	75 (0.9%)

### ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2003	Residential	23 (0.5%)	264 (0.3%)
	Commercial/Mixed	8 (3.8%)	184 (2.3%)
2002	Residential	34 (0.7%)	304 (0.4%)
	Commercial/Mixed	7 (3.3%)	176 (2.2%)

## MATTAPAN DATA PROFILE (Continued)

### BUILDINGS & TENURE, January 1, 2003

(City of Boston Department of Assessing)

<u>Property Type</u>	<u>Mattapan</u>			<u>Boston</u>		
	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	2,115	41.9%	76.4%	29,959	39.5%	84.3%
Two Family	1,610	31.9%	73.4%	18,208	24.0%	72.3%
Three Family	1,062	21.0%	58.1%	15,643	20.6%	54.6%
<b>Total 1, 2, 3 Family Properties</b>	<b>4,787</b>	<b>94.9%</b>	<b>71.3%</b>	<b>63,810</b>	<b>84.0%</b>	<b>73.6%</b>
Four-Six Family	99	2.0%	11.1%	2,858	3.8%	27.7%
Apartment Buildings	94	1.9%	0%	2,373	3.1%	5.4%
Mixed Residential/Commercial	31	0.6%	22.6%	2,283	3.0%	15.0%
Condominium Associations	35	0.7%	N/A	4,615	6.1%	N/A
Condominium Units	334	N/A	58.4%	41,207	N/A	53.2%
<b>Total Residential &amp; Mixed Properties</b>	<b>5,046</b>	<b>N/A</b>	<b>N/A</b>	<b>75,939</b>	<b>N/A</b>	<b>N/A</b>

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

### COMMERCIAL SALES

(Banker & Tradesman)

	<u>Mattapan</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2003	10	\$45,352,530	156	\$443,094,876
2002	17	\$12,563,000	211	\$1,201,863,406
2001	4	\$1,776,500	182	\$782,877,160
2000	12	\$6,677,802	266	\$1,550,779,618